

WAIVER OF PLAT D-23084-2-COR.
20001 S. DIXIE, INC.
SEC. 6 TWP 56 RGE 40 DISTRICT 8
ZONING: UCD-MC CUTLEY BAY

WAIVER OF PLAT 20001 S. DIXIE HIGHWAY

A PORTION OF THE S.E. 1/4 OF SECTION 6, AND PORTION OF THE N.E. 1/4 OF SECTION 7,
TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

TITLE REVIEW NOTES:

All the following documents, listed in the Opinion of Title prepared by Robin I. Willner, dated July 10, 2009, covering the period from the beginning to June 16,, 2008 at 8:00 a.m.

LIST OF DOCUMENTS:

- Covenants, conditions, restrictions and reservations as set forth in Special Warranty Deed recorded in Official Records Book 15891, Page 2473. (DOES APPLY, NOT PLOTTABLE)
- Right of Way Resolution for State Highway System Project recorded in Official Records Book 16102, Page 3509. (DOES APPLY, NOT PLOTTABLE)
- Reservations as set forth in Special Warranty Deed recorded in Official Records Book 18408, Page 4463. (DOES APPLY, NOT PLOTTABLE)
- Covenants, conditions, restrictions and reservations as set forth in Special Warranty Deed recorded in Book 19826, Page 4400. (DOES APPLY, NOT PLOTTABLE)
- Restrictions and reservations as set forth in Warranty Deed recorded in Book 19826, Page 4404. (DOES APPLY, NOT PLOTTABLE)

NOTE: All recordings referenced herein are of the Public Records of Miami-Dade County, florida.

LEGAL DESCRIPTION: PARENT TRACT AND PARCEL "A"

A portion of the Northeast 1/4 of Section 7, Township 56 South, Range 40 East, and a portion of the Southeast 1/4 of Section 6, Township 56 South, Range 40 East, Miami-Dade County, Florida, and a portion of Tract 66, of "Perrine Grant", according to the plat thereof, as recorded in Plat Book 1, at Page 5 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southeast Corner of the North 1/2, of the North 1/2, of the Northeast 1/4, of the Northeast 1/4 said Section 7; thence run S89°56'28"W, along the South line of the North 1/2, of the North 1/2, of the Northeast 1/4, of the Northeast 1/4, for a distance of 761.92 feet; thence run N00°03'32"W, at right angle to the last described course for a distance of 113.42 feet; thence run N48°33'11.70"W, radial to the next described curve for a distance of 221.51 feet to a Point of intersection with the Southeasterly Right-of-Way Line of U.S. Highway No. 1 (State Road No. 5), said point being the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence run Northeasterly, along said Southeasterly Right-of-Way Line of U.S. Highway No. 1 (State Road No. 5) and along the arc of a circular curve to the left, having a radius of 21,568.90 feet and a central angle of 0°27'53.52" for an arc distance of 175 feet; thence run S49°01'05.22"E, along a line Radial to the last described curve for a distance of 150.00 feet; thence run S41°12'51.29"W for a distance of 176.21 feet; thence run N48°33'11.70"W, along a line radial to the aforescribed Southeasterly Right-of-way Line of U.S. Highway No. 1 (State Road No. 5), for a distance of 150.00 feet to the POINT OF BEGINNING.

CONTACT PERSON INFORMATION

Name: Ricardo Rodriguez, P.S.M.

Telephone Number: (305) 477-6472

Fax Number: (305) 470-2805

E-mail address: ricardor@fordco.com

DEVELOPMENT CRITERIA TABLE

ZONING: UCD - MC(MUC): URBAN CENTER DISTRICT - MIXED USE CORRIDOR
(Under Cutler Bay Ordinance 06-06 and Under MDC Article 33-K)

TOTAL AREA = 26,320.30 S.F. or 0.60 Acres +/-

PARCEL "A" - PROPOSED RETAIL BUILDING = 7,260.00 S.F.

SURVEYOR'S NOTES:

- The herein captioned Property was surveyed and described based on the shown Legal Description: Provided by Client.
- This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances.
- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE was performed to determine recorded instruments, if any affecting this property.

4) Accuracy: The expected use of the land, as classified in the Minimum Technical Standards (61G17-6FAC), is "High Risk/Commercial". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and Calculation of a closed geometric figure was found to exceed this requirement.

5) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

6) Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.

7) Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.

8) Number of Parcels: 1 Parcel

9) Public Water to be Utilized.

10) Public Sewer to be utilized.

11) Zoning: UCD - MC(MUC):URBAN CENTER DISTRICT - MIXED USE CORRIDOR:

11a) Proposed Use: SEE DEVELOPMENT CRITERIA TABLE

12) Miami-Dade County Flood Criteria: 6.7' more or less, of the AMENDED PLAT OF FLOOD - CRITERIA MAP, as recorded in Plat Book 120, at Page 13 (containing 5 pages).

13) AREA OF PROPERTY: 26,320.30 Sq. Ft. or 0.60 Acres +/-

14) Ownership subject to OPINION OF TITLE.

15) Type of Survey: Boundary Survey for the purpose of WAIVER OF PLAT.

16) North arrow direction and Bearings shown hereon are based on an assumed value of S00°12'03"W along the East Line of Section 7, Township 56 South, Range 40 East, Miami-Dade County, Florida.

17) Unless otherwise noted, this Firm has not attempted to Locate footings and/or Foundations (underground).

18) The U.S. Department of FEDERAL EMERGENCY MANAGEMENT AGENCY, delineates the herein described land to be situated within:

Flood Zone: X Base Flood Elevation= N/A AS PER Community-Panel No.120635 Map No. 0268 J Date: July 17, 1995. 0.00' Indicates Existing Elevation.

19) Elevations are based on: National Geodetic Vertical Datum of 1929.

19a) Miami-Dade Bench Mark Used: U-703 Elev.= 6.79'

19b) Elev.= 10.10' (N.G.V.D. of 1929)

19c) Bench Mark Location: US HWY No. 1 West sidewalk and S.W. 200th Street 263' Northerly of Centerline.

20) Field Book: A-274, 65-68/SND./SND. Project No.: 98S484-0364/08-055-0363/08A055-0553

SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the BOUNDARY SURVEY of the real property described hereon.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 61G17-6, Florida Administrative Code.

Ford, Armenteros & Manucy, Inc. LB 6557

Original Field Survey Date: OCTOBER 10, 1998.

Revision 1: DECEMBER 02, 1998.(ALTA SURVEY)

Revision 2: OCTOBER 07, 2008.(TOPOGRAPHIC SURVEY)

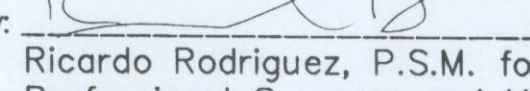
Revision 3: OCTOBER 20, 2008.(CLIENT'S COMMENTS)

Revision 4: JULY 01, 2009. (WAIVER OF PLAT)

Revision 5: FEBRUARY 25, 2010.

(REVISED LEGAL DESCRIPTION AS PER MDC PUBLIC WORK'S REQUIREMENTS)

Revision 6:

By: 
Ricardo Rodriguez, P.S.M. for the Firm.
Professional Surveyor and Mapper
State of Florida, Registration No. 5936



FORD, ARMENTEROS & MANUCY, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805
LB. No. 6557

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE HEREBY PROVIDED AND SHALL REMAIN THE PROPERTY OF FORD, ARMENTEROS & MANUCY, INC. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS COMPLETED OR NOT. THEY ARE NOT TO BE USED BY OTHERS OR FOR OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH THE WRITTEN CONSENT OF FORD, ARMENTEROS & MANUCY, INC.

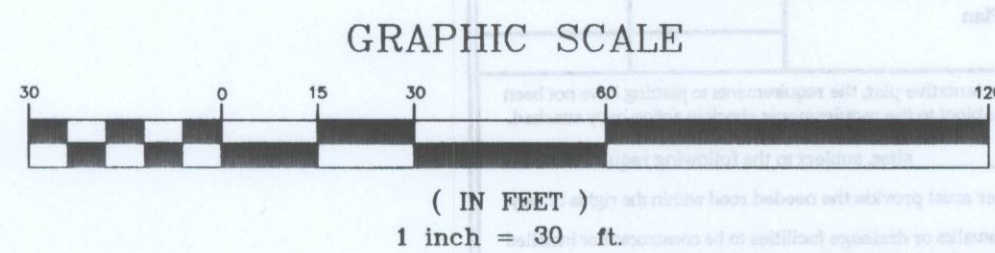
BY	APP.
JAER	E.J.F.
JAER	E.J.F.
JAER	E.J.F.
JAER	R.R.
JAER	R.R.

RECORD OF REVISION	DESCRIPTION	DATE	No.
1	ALTA SURVEY	12/02/98	1
2	TOPOGRAPHIC SURVEY	10/07/08	2
3	CLIENT'S COMMENTS	10/20/08	3
4	WAIVER OF PLAT	07/01/09	4
5	REVISED LEGAL DESCRIPTION AS PER MDC PUBLIC WORK'S REQUIREMENTS	02/25/10	5

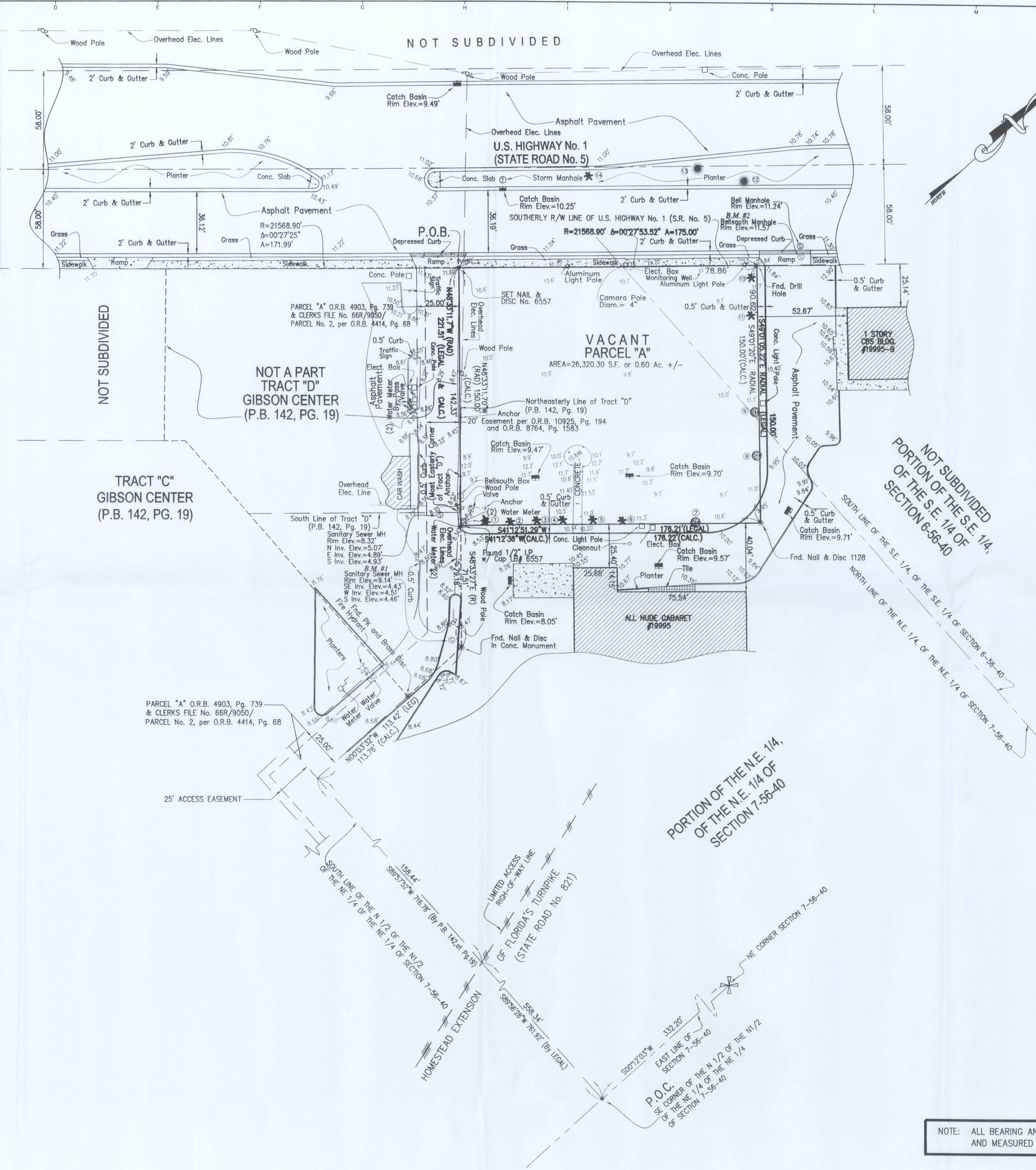
DATE	No.
12/02/98	1
10/07/08	2
10/20/08	3
07/01/09	4
02/25/10	5

TYPE OF PROJECT:	WAIVER OF PLAT
SHEET NAME:	LOCATION MAP, DEVELOPMENT CRITERIA AND SURVEYOR'S NOTES
CLIENT:	20001 SOUTH DIXIE, INC.
CLIENT ADDRESS:	2001 S. UNIVERSITY DRIVE SOUTH, FLORIDA 33001

SCALE:	AS SHOWN
DRAWN BY:	J.LOPEZ/JAER
DATE CHECKED BY:	<input type="checkbox"/>
QUALITY CONTROL:	
DATE:	OCTOBER 10, 1998
PROJECT No:	08A055-553
SHEET:	1



Tree Table				
NO.	COMMON NAME	DIAM.	HIGH	SPREAD
1	Silver Palm	1.30'	5.00'	15.00'
2	Royal Palm	1.00'	8.00'	5.00'
3	Royal Palm	1.00'	8.00'	5.00'
4	Royal Palm	1.00'	8.00'	5.00'
5	Royal Palm	1.00'	8.00'	5.00'
6	Royal Palm	1.00'	8.00'	5.00'
7	Black Olive	1.50'	9.00'	15.00'
8	Bottlebrush	1.50'	9.00'	15.00'
9	Bottlebrush	1.50'	9.00'	15.00'
10	Royal Palm	1.00'	8.00'	15.00'
11	Royal Palm	1.00'	8.00'	15.00'
12	Live Oak	1.00'	25.00'	15.00'
13	Live Oak	0.70'	15.00'	10.00'
14	Royal Palm	2.00'	30.00'	25.00'



SYMBOL LEGEND

ABBREVIATION	SYMBOL	DEFINITION
ALUMINUM LIGHT POLE	☆	ALUMINUM LIGHT POLE
BELLSOUTH MANHOLE	⊕	BELLSOUTH MANHOLE
BELLSOUTH TELEPHONE BOX	⊕	BELLSOUTH TELEPHONE BOX
BENCHMARK	⊕	BENCHMARK
CABLE BOX	⊕	CABLE BOX
CATCH BASIN	⊕	CATCH BASIN
CENTERLINE	—	CENTERLINE
CLEAN OUT VALVE	⊕	CLEAN OUT VALVE
CLEAR	—	CLEAR
CHAIN LINK FENCE	—	CHAIN LINK FENCE
CONC.	—	CONCRETE
CONCRETE BLOCK STRUCTURE	—	CONCRETE BLOCK STRUCTURE
CONCRETE LIGHT POLE	—	CONCRETE LIGHT POLE
CONCRETE POWER POLE	—	CONCRETE POWER POLE
CONTROL VALVE	⊕	CONTROL VALVE
DRAINAGE MANHOLE	⊕	DRAINAGE MANHOLE
DRILL HOLE	⊕	DRILL HOLE
DUAL POLE SIGN	⊕	DUAL POLE SIGN
ELECTRIC BOX	⊕	ELECTRIC BOX
ELECTRIC METER	⊕	ELECTRIC METER
ELECTRIC WIRE OVERHEAD	—	ELECTRIC WIRE OVERHEAD
ELEVATION (EXISTING)	—	ELEVATION (EXISTING)
ELEVATION (PROPOSED)	—	ELEVATION (PROPOSED)
FINISHED FLOOR	—	FINISHED FLOOR
FIRE HYDRANT	⊕	FIRE HYDRANT
FIRE MAIN VALVE	⊕	FIRE MAIN VALVE
FLORIDA POWER AND LIGHT COMPANY MANHOLE	⊕	FLORIDA POWER AND LIGHT COMPANY MANHOLE
FORCE MAIN VALVE	⊕	FORCE MAIN VALVE
FOUND	—	FOUND
GARAGE	—	GARAGE
GAS MANHOLE	⊕	GAS MANHOLE
GAS METER	⊕	GAS METER
GAS VALVE	⊕	GAS VALVE
GUARD POST	⊕	GUARD POST
IRON FENCE	—	IRON FENCE
IRON PIPE	—	IRON PIPE
LIMITED ACCESS RIGHT OF WAY	—	LIMITED ACCESS RIGHT OF WAY
MAIN SEWER VALVE	⊕	MAIN SEWER VALVE
MAIL BOX	⊕	MAIL BOX
MANHOLE	⊕	MANHOLE
MEASURED	—	MEASURED
MONUMENT	⊕	MONUMENT
NAIL	⊕	NAIL
NAIL AND DISC	⊕	NAIL AND DISC
ON LINE	—	ON LINE
PLAT BOOK	—	PLAT BOOK
POINT OF CURVATURE	⊕	POINT OF CURVATURE
PERMANENT CONTROL POINT	⊕	PERMANENT CONTROL POINT
PAGE	—	PAGE
PROPERTY LINE	—	PROPERTY LINE
PERMANENT REFERENCE MONUMENT	⊕	PERMANENT REFERENCE MONUMENT
RAIL ROAD CROSSING SIGN	⊕	RAIL ROAD CROSSING SIGN
RECORDED INFORMATION	—	RECORDED INFORMATION
RIGHT OF WAY	—	RIGHT OF WAY
SECTION	—	SECTION
SECTION CORNER	⊕	SECTION CORNER
SEWER MANHOLE	⊕	SEWER MANHOLE
SIGN	⊕	SIGN
SPRINKLER VALVE	⊕	SPRINKLER VALVE
SQUARE CUT AND NAIL	⊕	SQUARE CUT AND NAIL
STORM MANHOLE	⊕	STORM MANHOLE
STREET LIGHT BOX	⊕	STREET LIGHT BOX
STREET SIGN	⊕	STREET SIGN
TELEPHONE BOX	⊕	TELEPHONE BOX
TELEPHONE MANHOLE	⊕	TELEPHONE MANHOLE
TRAFFIC SIGNAL	⊕	TRAFFIC SIGNAL
TRAFFIC SIGNAL BOX	⊕	TRAFFIC SIGNAL BOX
VALVE	⊕	VALVE
WATER METER	⊕	WATER METER
WATER VALVE	⊕	WATER VALVE
WELL	⊕	WELL
WOOD FENCE	—	WOOD FENCE
WOOD POWER POLE	⊕	WOOD POWER POLE
ASPHALT	—	ASPHALT
BRICK	—	BRICK
CONCRETE	—	CONCRETE
TILE	—	TILE

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2001 SOUTH DIXIE HIGHWAY

WAIVER OF PLAT

SKETCH, TREE TABLE AND LEGEND

2001 SOUTH DIXIE, INC.

PROJECT LOCATION: SECTION 6 AND 7, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA

SCALE: 1" = 30'

DRAWN BY: J. LOPEZ/JAER

DATE: OCTOBER 10, 1998

PROJECT No: 08A055-553

SHEET: 2 OF 2 SHEETS

NOTE: ALL BEARING AND DISTANCES SHOWN HEREON ARE RECORDED AND MEASURED UNLESS OTHERWISE SHOWN.

IMPORTANT NOTICE TO APPLICANT:
Make check for the total Processing Fee Payable to: Board of County Commissioners.

FOR OFFICIAL USE ONLY:

Agenda Date: 9-4-09
Waiver No. D- 23084
Received Date: 2009 AUG 25 AM 11:13

Number of Sites : (1)
FEES:
Subdivision Control----- \$1,872.00
D.E.R.M.----- \$210.00
AMOUNT FOR WAIVER WITHIN MUNICIPALITIES==> \$2,082.00

Concurrency Review Fee (*6.00% of Sub-Total) -- \$124.92 *Not applicable within Municipalities
AMOUNT FOR WAIVER OUTSIDE MUNICIPALITIES=> \$2,206.92 <====AMOUNT FOR WAIVER WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR WAIVER OF PLAT

Municipality: CUTLER BAY Sec.: 6 Twp.: 56 S. Rge.: 40 E. / Sec.: 7 Twp.: 56 S. Rge.: 40 E.

1. Owner's Name: 20001 S DIXIE, INC Phone: 954.747.7676
Address: 3801 N. UNIVERSITY DRIVE # 315B City: SUNRISE State: FL Zip Code: 33351
Owner's Email Address: MIKEPUB44@YAHOO.COM
2. Surveyor's Name: FORD, ARMENTEROS & MANUCY, INC Phone: (305) 477-6472
Address: 1950 NW 94th Avenue, 2ND FL City: DORAL State: FL Zip Code: 33172
Surveyor's Email Address: RICARDOR@FORDCO.COM /CRISTINAP@FORDCO.COM

3. Legal Description of Cutout Tract: SEE EXHIBIT 'A'

4. Folio No(s): 36-6007-000-0055 / /

5. Legal Description of Parent Tract: SEE EXHIBIT 'B'

6. Street boundaries: TO THE WEST US-1 (S DIXIE HWY), TO THE EAST FLORIDA'S TURNPIKE 821 EXT, TO THE SOUTH CAREBBEAN BLVD

7. Present Zoning: UCD-MC/MUC Zoning Hearing No.: CUTLER BAY ORDINANCE 06-06

8. Proposed use of Property: DETAILED INFORMATION IN EXHIBIT 'C'
Single Family Res.(Units), Duplex(Units), Apartments(Units), Industrial/Warehouse(Square .Ft.),
Business(7,260 Sq. Ft.), Office(Sq. Ft.), Restaurant(Sq. Ft. & No. Seats), Other (Sq. Ft. & No. of Units)

NOTE: List all plat restrictions zoning conditions or any other declaration, restriction, condition etc. that might affect this Waiver of Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.E.R.M. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

SS


Signature of Owner: Michael R. Del Percio

COUNTY OF MIAMI-DADE)

(Print name & Title here): MICHAEL R. DEL PERCIO SECR./TREASURER

BEFORE ME, personally appeared Michael Del Percio this 13 day of Aug., 2009 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known ☒ or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 13 day of August, 2009 A.D.

NOTARY PUBLIC - STATE OF FLORIDA

David S. Crammer
Commission #DD632844
Expires: FEB. 23, 2011
BONDED THRU ATLANTIC BONDING CO., INC.
(NOTARY SEAL)

Signature of Notary Public: David Crammer

(Print, Type name here: David Crammer)

2/23/2011
(Commission Expires)

DD632844
(Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

REV. 2- 11/01/066